

028.A

0001

0017.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

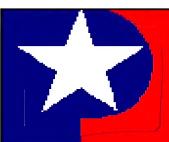
737,700 / 737,700

USE VALUE:

737,700 / 737,700

ASSESSED:

737,700 / 737,700



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 27 |        | EVERETT ST, ARLINGTON |

## OWNERSHIP

Unit #: B

Owner 1: RUST DANIEL W

Owner 2:

Owner 3:

Street 1: 27 EVERETT ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BAGLEY RICHARD -

Owner 2: BAGLEY CLAIRE -

Street 1: 27 EVERETT ST UNIT B

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2441 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7409  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code |  | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |  | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 102      |  | 0.000     | 737,700        |            |            | 737,700     |                   |  | 210162    |
|          |  |           |                |            |            |             | GIS Ref           |  |           |
|          |  |           |                |            |            |             | GIS Ref           |  |           |
|          |  |           |                |            |            |             | Insp Date         |  |           |
|          |  |           |                |            |            |             | 05/18/18          |  |           |
|          |  |           |                |            |            |             | !14423!           |  |           |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID             | 028.A-0001-0017.0 |      | USER DEFINED  |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|-------------------|------|---------------|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value         | Notes             | Date | PRINT         |  |
| 2022                | 102 | FV  | 737,700    | 0         | .         | .          | 737,700     | Year end              | 12/23/2021        |      | Date          |  |
| 2021                | 102 | FV  | 715,600    | 0         | .         | .          | 715,600     | Year End Roll         | 12/10/2020        |      | Time          |  |
| 2020                | 102 | FV  | 704,600    | 0         | .         | .          | 704,600     | 704,600 Year End Roll | 12/18/2019        |      | Prior Id # 1: |  |
| 2019                | 102 | FV  | 620,800    | 0         | .         | .          | 620,800     | 620,800 Year End Roll | 1/3/2019          |      | Prior Id # 2: |  |
| 2018                | 102 | FV  | 547,800    | 0         | .         | .          | 547,800     | 547,800 Year End Roll | 12/20/2017        |      | Prior Id # 3: |  |
| 2017                | 102 | FV  | 498,400    | 0         | .         | .          | 498,400     | 498,400 Year End Roll | 1/3/2017          |      | Prior Id # 1: |  |
| 2016                | 102 | FV  | 498,400    | 0         | .         | .          | 498,400     | 498,400 Year End      | 1/4/2016          |      | Prior Id # 2: |  |
| 2015                | 102 | FV  | 459,800    | 0         | .         | .          | 459,800     | 459,800 Year End Roll | 12/11/2014        |      | Prior Id # 3: |  |

## SALES INFORMATION

| TAX DISTRICT   |           |      |            |           |            |    |     | PAT ACCT. |       | ASR Map: |  |
|----------------|-----------|------|------------|-----------|------------|----|-----|-----------|-------|----------|--|
| Grantor        | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif     | Notes |          |  |
| BAGLEY RICHARD | 50399-596 |      | 11/28/2007 |           | 448,000    | No | No  |           |       |          |  |
| BOURLOS LOUIS  | 30406-009 |      | 7/9/1999   |           | 289,900    | No | No  | 4         |       |          |  |

| BUILDING PERMITS |        |         |        |     |            |          |            |                   |           |          |     | ACTIVITY INFORMATION |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|-------------------|-----------|----------|-----|----------------------|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment           | Date      | Result   | By  | Name                 |  |  |  |
| 12/20/2006       | 1103   | Re-Roof | 8,500  |     |            |          |            | install skylights | 5/18/2018 | Measured | DGM | D Mann               |  |  |  |
| 12/12/2006       | 1075   | Manual  | 9,300  |     |            |          |            | replace porch fl  |           |          |     |                      |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

|                              |          |
|------------------------------|----------|
| <b>EXTERIOR INFORMATION</b>  |          |
| Type: 99 - Condo Conv        |          |
| Sty Ht: 2H - 2 & 1/2 Sty     |          |
| (Liv) Units: 1               | Total: 1 |
| Foundation: 2 - Conc. Block  |          |
| Frame: 1 - Wood              |          |
| Prime Wall: 4 - Vinyl        |          |
| Sec Wall:                    | %        |
| Roof Struct: 1 - Gable       |          |
| Roof Cover: 1 - Asphalt Shgl |          |
| Color: GREY                  |          |
| View / Desir: N - NONE       |          |

### BATH FEATURES

|              |                 |
|--------------|-----------------|
| Full Bath: 2 | Rating: Average |
| A Bath:      | Rating:         |
| 3/4 Bath:    | Rating:         |
| A 3QBth:     | Rating:         |
| 1/2 Bath:    | Rating:         |
| A HBth:      | Rating:         |
| OthrFix:     | Rating:         |

### COMMENTS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

### SKETCH

### RESIDENTIAL GRID

|              |                                 |           |
|--------------|---------------------------------|-----------|
| 1st Res Grid | Desc: Line 1                    | # Units 1 |
| Level        | FY LR DR D K FR RR BR FB HB L O |           |
| Other        |                                 |           |
| Upper        |                                 |           |
| Lvl 2        |                                 |           |
| Lvl 1        |                                 |           |
| Lower        |                                 |           |
| Totals       | RMS: 8                          | BRs: 4    |
|              | Baths: 2                        | HB        |

### GENERAL INFORMATION

|                    |             |
|--------------------|-------------|
| Grade: C - Average |             |
| Year Blt: 1915     | Eff Yr Blt: |
| Alt LUC:           | Alt %:      |
| Jurisdict:         | Fact: .     |
| Const Mod:         |             |
| Lump Sum Adj:      |             |

### INTERIOR INFORMATION

|                           |                 |
|---------------------------|-----------------|
| Avg Ht/FL: STD            |                 |
| Prim Int Wal 2 - Plaster  |                 |
| Sec Int Wall:             | %               |
| Partition: T - Typical    |                 |
| Prim Floors: 3 - Hardwood |                 |
| Sec Floors:               | %               |
| Bsmt Flr: 12 - Concrete   |                 |
| Subfloor:                 |                 |
| Bsmt Gar:                 |                 |
| Electric: 3 - Typical     |                 |
| Insulation: 2 - Typical   |                 |
| Int vs Ext: S             |                 |
| Heat Fuel: 1 - Oil        |                 |
| Heat Type: 5 - Steam      |                 |
| # Heat Sys: 1             |                 |
| % Heated: 100             | % AC:           |
| Solar HW: NO              | Central Vac: NO |
| % Com Wal                 | % Sprinkled     |

### CONDO INFORMATION

|                     |  |
|---------------------|--|
| Location:           |  |
| Total Units:        |  |
| Floor:              |  |
| % Own: 50.000000000 |  |
| Name:               |  |

### DEPRECIATION

|                      |        |
|----------------------|--------|
| Phys Cond: GD - Good | 18. %  |
| Functional:          | %      |
| Economic:            | %      |
| Special:             | %      |
| Override:            | %      |
| Total:               | 18.6 % |

### REMODELING

|            |   |
|------------|---|
| Exterior:  |   |
| Interior:  |   |
| Additions: |   |
| Kitchen:   |   |
| Baths:     |   |
| Plumbing:  |   |
| Electric:  |   |
| Heating:   |   |
| General:   |   |
| Totals     |   |
| 1          | 8 |
| 4          |   |

### RES BREAKDOWN

|      |             |           |           |              |
|------|-------------|-----------|-----------|--------------|
| Code | Description | Area - SQ | Rate - AV | Undepr Value |
| FFL  | First Floor | 2,441     | 322.860   | 788,096      |

### MOBILE HOME

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |

### PARCEL ID

028.A-0001-0017.0

### SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL                | First Floor | 2,441      | 322.860   | 788,096      |
| Size Ad            | 2441        | Gross Area | 2441      | FinArea 2441 |
| Net Sketched Area: | 2,441       | Total:     | 788,096   |              |

### SUB AREA DETAIL

8

### IMAGE



AssessPro Patriot Properties, Inc